

1943 Profile of the Brownsville, Brooklyn area

from the 1943 *New York City Market Analysis*



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BROOKLYN 11

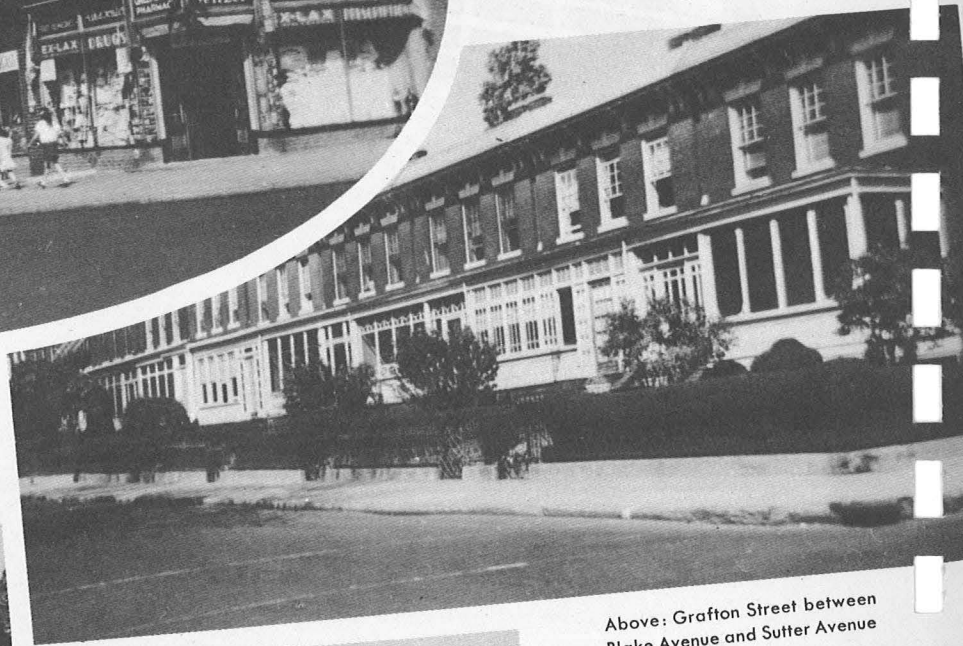
Brownsville



Above: Hinsdale Street looking north from Dumont Avenue



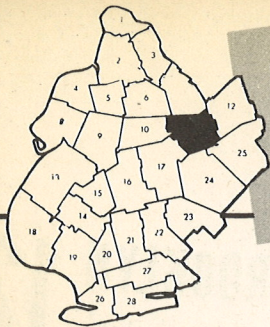
Above: Howard Avenue across Bergen Street facing Dean Street



Above: Grafton Street between Blake Avenue and Sutter Avenue



Left: Pitkin Avenue looking east from Saratoga Avenue



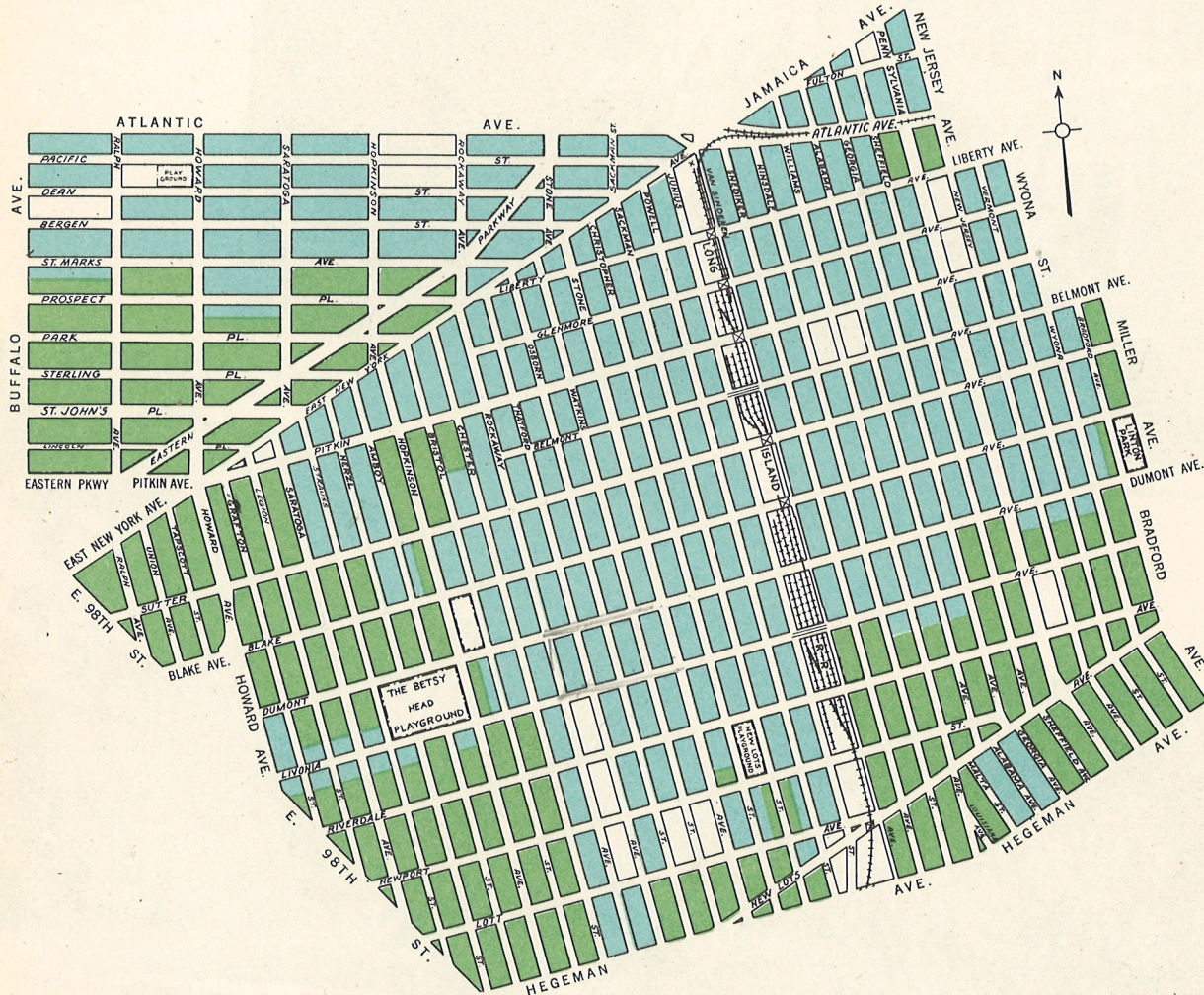
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BROOKLYN

11

Brownsville



Brownsville might be called Brooklyn's Lower East Side—with a large foreign-born population overflowing both tenements and one and two-family houses. Practically every leading chain selling drugs, clothing, furniture, and shoes has a branch in this district, chiefly along Pitkin and Sutter Avenues, marking them as important shopping areas. The small independent grocery and delicatessen predominate here. Brownsville has the largest population of any district in Brooklyn and is the most densely populated area. Unlike the Lower East Side, Brownsville has a variety of small industry.

| | |
|-----------------------------|---------|
| POPULATION | 200,239 |
| (larger than Richmond, Va.) | |
| Native white | 107,711 |
| Foreign-born white | 79,745 |
| Negro | 12,638 |
| Other races | 145 |

Russian, Polish and Austrian Jews, scattered throughout, comprise 80% of the foreign-born. Negroes concentrated in the central section.

| | |
|------------------|--------|
| FAMILIES | 50,930 |
| —owner families | 5,690 |
| —tenant families | 45,240 |

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

| Rental | Expenditure | |
|------------|---------------|--------|
| \$150 & up | \$10,000 & up | 80 |
| 100-149 | 6,000-9,999 | 190 |
| 75- 99 | 4,500-5,999 | 254 |
| 50- 74 | 3,000-4,499 | 1,983 |
| 30- 49 | 1,800-2,999 | 24,550 |
| 40- 49 | 2,400-2,999 | 6,035 |
| 30- 39 | 1,800-2,399 | 18,515 |
| Under 30 | Under 1,800 | 22,128 |
| Unknown | | 1,745 |

| | |
|----------------------------|---------|
| Median family expenditure | \$1,880 |
| Average family expenditure | \$1,961 |

| | |
|------------------------------|--------|
| RESIDENTIAL STRUCTURES | 11,453 |
| —one-family houses | 1,203 |
| —two-family houses | 3,422 |
| —three-or-more-family houses | 6,828 |